

CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 05/21/02

AGENDA ITEM 4

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Final Tract Map 7306 –Olson-Hayward IV LLC, a California Limited Liability Company (Subdivider) – Approve the Final Map and Authorize the City Manager to Execute a Subdivision Agreement

RECOMMENDATION:

It is recommended that the City Council:

1. Find the final map in substantial conformance with the tentative map and the conditions of approval thereof;
2. Authorize the City Manager to execute the subdivision agreement covering the installation of the required improvements; and

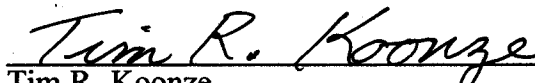
DISCUSSION:

On May 10, 2001, the Planning Commission approved Use Permit No. 01-160-02 and Tentative Map Tract 7306 for development of 19 single-family detached condominiums on a 1.8-acre site at the northwest corner of O'Neil and Orchard Avenues. The project is consistent with adopted land use policies of the Housing Element of the General Policies Plan and the Mission-Foothills Neighborhood Plan. Both encourage high-density housing and opportunities for home ownership.

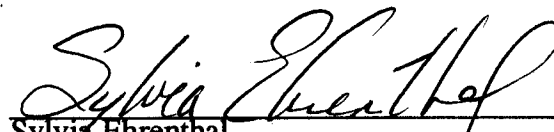
The final tract map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer has submitted the subdivision improvement plans and has posted a security for faithful performance of the improvements in the amount of approximately \$104,000.00 and an equal amount for labor and materials.

When the subdivision was approved the private street serving the project was relocated in order to save a large bay tree located along O'Neil Avenue. The City has received a \$25,000.00 tree bond as security for the protection of that 3-foot diameter bay tree, a 2-foot diameter redwood tree, three cedar trees, a California pepper tree and three pine trees. The subdivider must incorporate tree preservation measures for these trees during construction.

Prepared by:


Tim R. Koonze
Assistant Planner

Recommended by:


Sylvia Ehrenthal
Director of Community and Economic Development

Approved by:

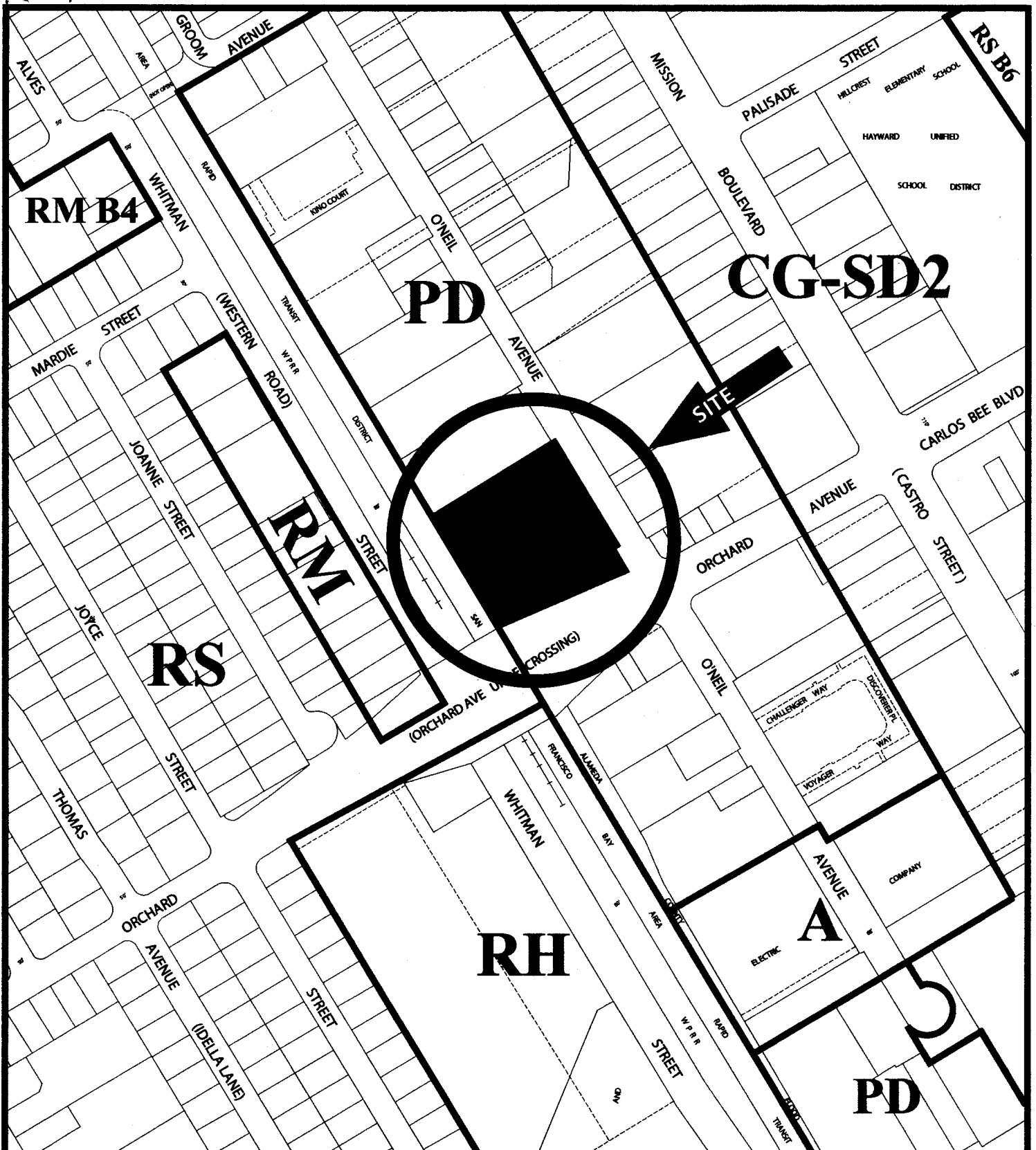

Jesus Armas, City Manager

Attachments:

Area Map

Draft Resolution

4/26/02



TRACT MAP 7306

A-Agricultural
CG-General Commercial-Special Design
PD-Planned Development

RH-High Density Residential RH B7
RM-Medium Density Residential, RM B3.5, RM B4.
RS-Single-Family Residential, RS B4, RS B6

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

me
5/1/02

Introduced by Council Member _____

**RESOLUTION APPROVING FINAL MAP FOR TRACT 7306
AND AUTHORIZING THE CITY MANAGER TO EXECUTE
A SUBDIVISION AGREEMENT**

WHEREAS, Use Permit No. 01-160-02 and Tentative Map Tract 7306 for the project development of 19 single-family detached condominiums at the northwest corner of O'Neil and Orchard Avenues was approved by the Planning Commission on May 10, 2001; and

WHEREAS, the City Engineer reviewed the final map and found it to be in compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of the local ordinances; and

WHEREAS, subdivision improvement plans have been submitted and faithful performance and labor and materials security have been posted by the developer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward does hereby find that Final Map Tract 7306 is in substantial conformance with Tentative Map and the Subdivision Map Act and does hereby approve the first Final Map.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to negotiate and execute a subdivision agreement in a form approved by the City Attorney, and to execute any and all documents necessary to complete the transfer of those portions of Tract 7306 property which will be dedicated to or acquired by the City.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2002

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward